



Kelly Ewoldt
Montgomery County Assessor

100 E Main Street Room 105 • Crawfordsville, IN 47933 • (765) 364-6420 Fax (765) 364-6369

May 15, 2013

Barry Wood
Department of Local Government Finance

Re: Montgomery County 2013 Ratio Study

Dear Barry,

On this day I have submitted our 2013 Ratio Study. This letter is to assist your staff with the review of our submitted Ratio Study and supporting data.

Sales used in this Ratio Study were determined by analyzing valid sales occurring from January 1, 2012, through February 28, 2013. We had 314 sales that met the appropriate criteria with the majority located in our largest township, Union. The remaining Townships had limited sales that met the criteria for validity.

The Montgomery County 2013 Ratio Study is established according to the guidelines within the 2007 IAAO Standard on Ratio Studies. This Study has been submitted as an MS Excel spreadsheet using the required Ratio Study Format with additional tabs for Summary, Formatted, Multi-Parcel Sales, Annual Adjusted Data File and Sales Disclosure Validity Changes. Also, I have included a spreadsheet that includes our Workbook.

One challenge we had was the change of our location multiplier. This multiplier was lowered from 1.00 to .89 which caused some of our neighborhood factors to seem out of line. However, when compared to the actual sales, they are necessary.

Residential and Agricultural Homesites

There are minimal valid sales in the townships of Brown, Ripley, Clark, Walnut, Coal Creek, Franklin, Madison, Sugar Creek and Wayne. Therefore, those valid sales are combined and analyzed in groupings and listed as Grouped Res Imp. The remaining have been identified and an analysis is included.

There are insufficient valid sales in the property class of Residential Vacant to analyze.

Commercial and Industrial

There are insufficient valid improved or vacant sales in the property classes of Commercial and Industrial to analyze.

Please feel free to call or email me if you have any questions or require additional information.

Sincerely,

Sherri L. Bentley
Chief Deputy Assessor